

DPW Facility

From Needs Assessment to Design

What is the Need?

- The Barns are over 100 years old and are not adequate for the functioning of a modern DPW
 - There is inadequate mechanic work and storage area
 - Not enough bays or lifts for necessary maintenance and repair work
 - Inadequate ventilation for exhaust and welding fumes
 - Insufficient indoor storage for critical equipment
 - Vehicles must be moved to allow for training and staff meetings in the barn
 - Work time is lost due to the need to shuffle equipment in and out of the barn

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- Engineering Building was built in 1971 for a smaller engineering/admin workforce with many fewer state and federal mandates
 - Need to consolidate staff into one location to increase efficiency and collaboration (Water Building on Prospect St. would be sold to partially fund project)
 - Insufficient archive space for official City documents and records
 - Building is “all electric”; heating and cooling are both inefficient and high cost
 - Interior mold issues that must be dealt with
 - Inadequate public meeting space

Current Conditions



DPW Barn circa 1888



Windows over Garage Bay Doors



Rear Entry to Barn



Rear Garage Bay Entry with Damaged Shingles



Original Trolley Barn circa 1890



Rear Door Sill



Maintenance Bay



Mechanic's Secure Tool Storage Area



Inside Storage with No Natural Light



Inside Storage with No Natural Light



3 to 4 Trucks Need to be Moved to Get This
Dump Truck Out



Barn Exhaust Fan - Undersized for the Need



Back Up Generator

Space also used for Storage



Used Oil Storage

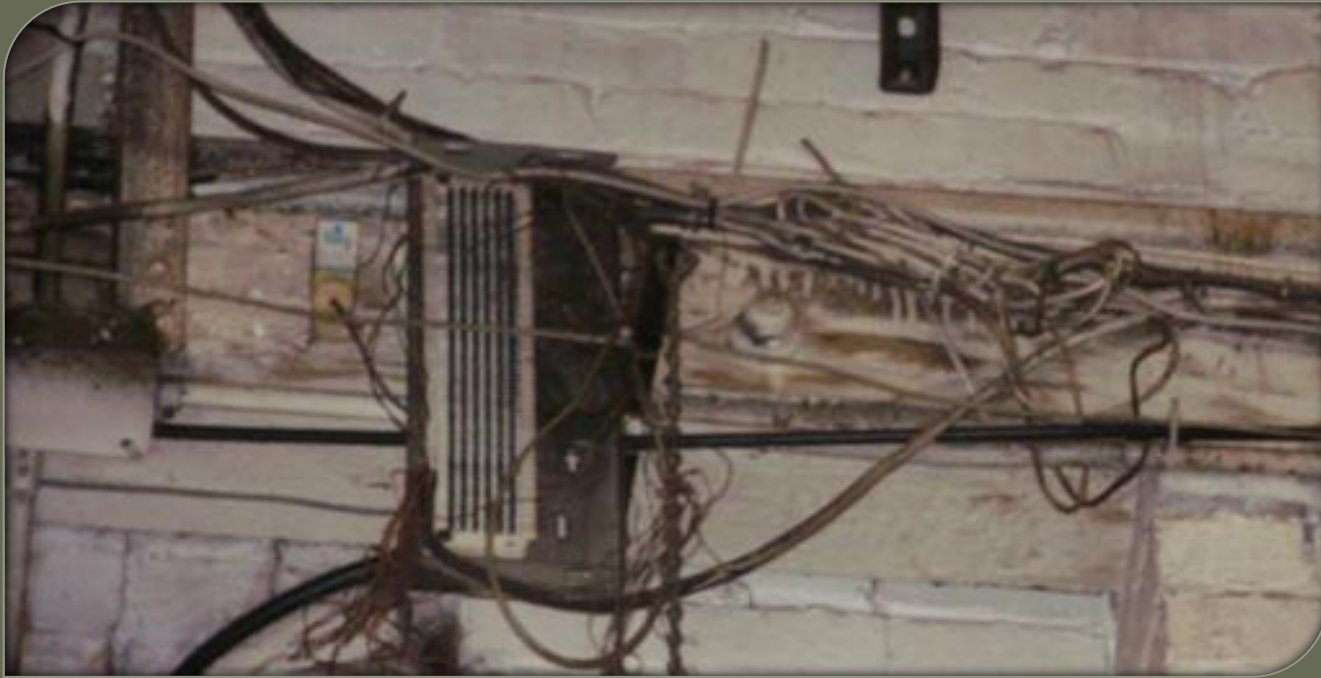
Oil Used for Heating



Secure Container for Parts Storage



Dispatch Room



Wiring in the Barn



Water Meter on Outside Wall – no Insulation



Uninsulated Ceiling in the Barn



Boiler Room Ceiling



Lift Pit with Oil and Water



Original Salt Shed

now unusable for equipment storage



Inside 1890 Storage Building



Snow Plow Storage Shed



Plows Stored Outside Due to Roof Collapse



Rain Coverage for Vehicle Beds Only



Older Vehicle Stored Outside

Due to lack of Interior Storage Space



Deteriorating Fuel Depot Pad



Peter J. McNulty Engineering Building

Constructed in 1973



Engineering Cubicles



Plan and Document Storage



Plan Review Area

Why a Request for \$800,000?

- The request would pay for design for and engineering fees to take the project through design development and preparation of bid documents.
- This includes the design documents and bid specifications for 16 sub-categories of work for the proposed facility in order to comply with state-mandated bidding laws.
- Design/Engineering fees include the following
 - Architectural/Engineering fees
 - Owner's Project Manager fees (required by recent change in State law)
 - Specialty Consultant fees (noise, air quality, commissioning)
 - Attendance at Public/Permitting Meetings
- The amount is based on 9% of an \$9,000,000 project.
- The final project would not be built without Council approval

Past History of Building Project Architecture and Engineering Fees

Project Design Appropriation and Final Permanent Financing

	1	1	1	1	1	1	1	1	1	2	2	2
	9	9	9	9	9	9	9	9	9	0	0	0
	9	9	9	9	9	9	9	9	9	0	0	0
	1	2	3	4	5	6	7	8	9	0	1	2
JFK Middle School	2,000,000					14,482,000						
Northampton Fire Headquarters						250,000				5,031,000		
Northampton High School							4,665,000				27,175,000	

How Will the Cost be Financed?

- The Water Enterprise Fund will cover \$200,000.
- The Sewer Enterprise Fund will fund \$200,000
- The General Fund Debt Service will fund \$400,000
- The Building Project costs (if approved by City Council) will be allocated in the same way

Annual Cost of Borrowing to the General Fund

YEARS	PRINCIPAL OUTSTANDING	PRINCIPAL	INTEREST	ANNUAL DEBT SERVICE
10		\$400,000.00	3.5%	
10	\$400,000	\$40,000	\$14,000	\$54,000
9	\$360,000	\$40,000	\$12,600	\$52,600
8	\$320,000	\$40,000	\$11,200	\$51,200
7	\$280,000	\$40,000	\$9,800	\$49,800
6	\$240,000	\$40,000	\$8,400	\$48,400
5	\$200,000	\$40,000	\$7,000	\$47,000
4	\$160,000	\$40,000	\$5,600	\$45,600
3	\$120,000	\$40,000	\$4,200	\$44,200
2	\$80,000	\$40,000	\$2,800	\$42,800
1	\$40,000	\$40,000	\$1,400	\$41,400